

GENERAL CONSTRUCTION NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.

- Contact Dig Tess @ 1-800-344-8377
- Contact Bryan Water Utilities @ 209-5900
- Contact Josh Horton @ AT&T 774-2506
- Contact Dan Augsburger @ Suddenlink 979-595-2429
- Contact Isabel Contu @ BTU 821-5770
- Contact Mitchell Gas @ 779-4460
- Contact Union Pacific Resources @ 778-8525
- Contact Richard Wallace @ Verizon 821-4752

- All construction shall be in accordance with the 2012 B/C/S Unified Technical Specifications, Water and Sewer and General and 2012 B/C/S Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
- TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
- It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU.
- All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
- The Contractor must provide construction staking from the information provide on these plans.
- All soil exposed by construction shall receive cellulose fibermulch seeding.
- Trenches may be left open overnight if properly barricaded.
- Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
- The contractor shall coordinate with Suddenlink Communications, BTU, Atmos Energy, and Verizon to adjust the location of existing facilities.
- The contractor is responsible for traffic control. This is not a separate pay item.
- No spoil areas are available on this site.
- All signage will be permitted separately.
- The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- The Contractor shall assure that inspection of all work is completed by the Geotechnical Engineer and/or the owner's representative.
- Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
- Irrigation System-Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed as per City Ordinances.
- Fire Sprinkler System-Potable water supply must be protected by testable double check valve assembly, and installed per City Ordinance.
- Potable Water Protection- All devices, appurtenances, appliances and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
- Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- 750-gallon grease trap requires verification and approval by City's control authority. Submittals of plumbing plans to City representative (Gregory Cox) are required prior to installation for approval.

SITE PLAN NOTES:

- Name of Project: Super 8 Hotel - Highpoint Drive
- Legal Description: Highland Hills Subdivision, Phase 2, Lot 1-A, Block 1
Address of property: 2891 Highpoint Dr. Bryan, TX

- Owner: SHAKTI HOSPITALITY, LLC
P.O. BOX 4507
BRYAN, TEXAS 77805
(281) 723-4315

- Engineer: Mitchell & Morgan, L.L.P.
3204 Earl Rudder Fwy. S.
College Station, Texas 77845
(979) 260-6963

- Architect: D.R. Associates Architects
888 W. Sam Houston Pkwy. S., Suite 120
Houston, Texas
(713) 266-3304

- Zoning: C-Commercial
- Existing Use: Vacant Proposed Use: Hotel
- Setbacks: Per City of Bryan Ordinances
- Site Area: 2.30 acres
- Water Demands: Min=0 gpm, Avg.=7.5 gpm, Peak=30 gpm
- Sanitary Demands: Min=0 gpd, Avg.=10,800 gpd, Peak=43,200 gpd

This property is not located within a 100-year floodplain per FEMA's Flood Insurance Rate Map panel 48041c0215f Effective Date: April 2, 2014.

PARKING REQUIREMENTS:

PARKING REQUIRED-1 REQUIRED SPACE PER ROOM
82 ROOMS X 1 SPACE/ROOM =
TOTAL 82 REQUIRED SPACES

PARKING PROVIDED- 95 PARKS AND 4-HANDICAP SPACES

Handicap Parking:
Per Table 2 Section 4.1.2 of TAS
for 76-100 needs 4 Space(s)

TOTAL PARKING PROVIDED- 99 PARKS (4 VAN ACCESSIBLE HANDICAP SPACES)

SQUARE FOOTAGE
GROSS SQUARE FOOTAGE: 44,872 SF

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	8.29'	25.00'	18°59'55"	S 37°43'22" W~8.25'
C2	24.87'	200.00'	0°07'30"	N 36°55'48" W~24.85'
C3	64.81'	339.69'	10°55'53"	N 40°29'33" W~64.71'
C4	24.87'	200.00'	0°07'30"	N 44°03'18" W~24.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°13'20" W	165.48'
L2	S 28°13'25" W	63.55'
L3	N 40°29'33" W	85.90'
L4	N 33°2'03" W	96.01'
L5	N 47°37'03" W	96.01'
L6	N 40°29'33" W	73.94'
L7	N 49°30'27" E	232.64'
L8	S 40°29'33" E	433.34'

NOTE-ALL BOUNDARY DIMENSIONS ARE PER THE PLAT

FIRE LANE

DESIGNATED

PARKING

ONLY

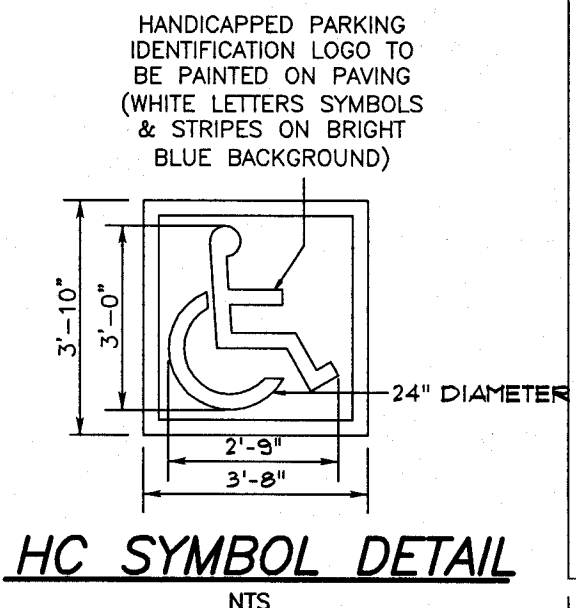
18" x 12"
See Ordinance for
additional information

FIRE LANE SIGN

All curbs and curb ends designated as firelanes on plans shall be painted red with 4" (four inch) white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". Wordings may not be spaced for than fifteen (15) feet apart. In addition to the curbs being striped, a fire lane sign 12" wide and 18" in height (as seen hereon) shall be mounted at each entrance.

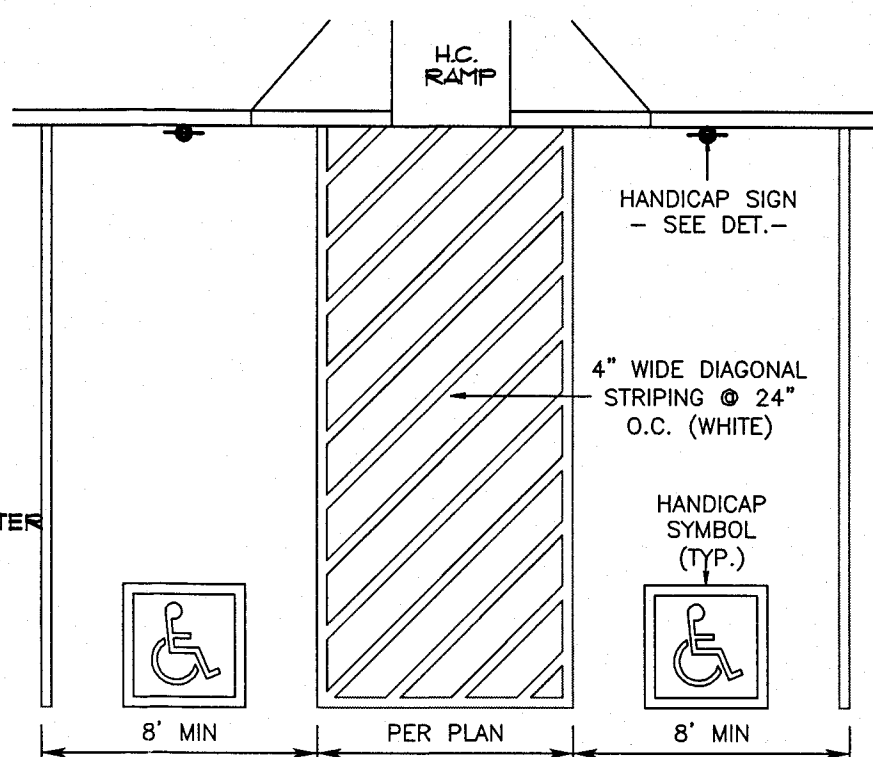
* 8" (eight inch) high red stripe and 4" (four inch) white lettering may be striped on the surface of the pavement behind parking stalls in lieu of signage.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■
FIRE LANE STRIPING

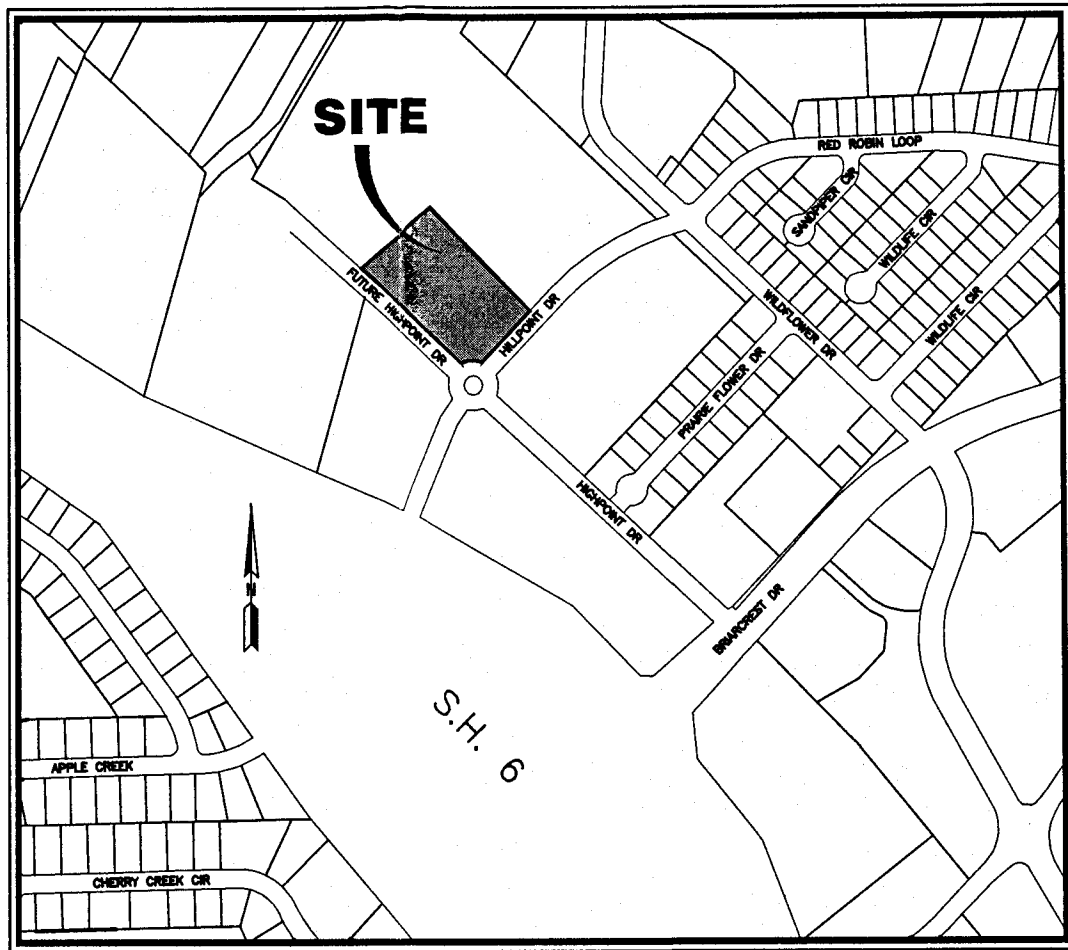


HC SYMBOL DETAIL
NTS

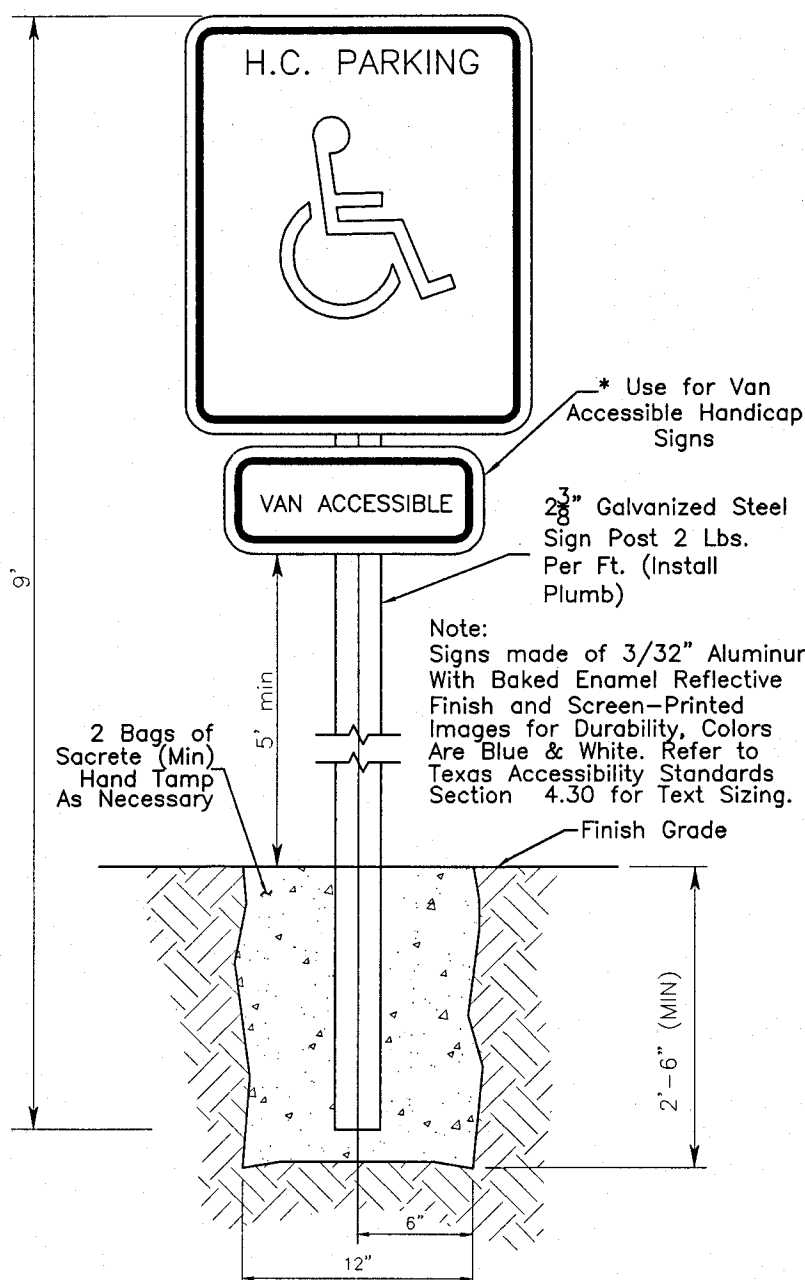
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PLOTED: 30 May 2008 - 9:38 am



HC STRIPING DETAIL
NTS



VICINITY MAP
(N.T.S.)



SIGN INSTALLATION NOTES:

- All signs shall be posted on 8-foot-long, 2-3/8" outside diameter galvanized Steel Pipe Signposts that weigh two (2) pounds per linear foot. These signposts shall be placed a minimum of 2.5 to 3.0 feet into the ground. A hole at least one-foot in diameter shall be dug or drilled a minimum of three (3) feet in depth. The signpost shall be placed vertically plumb in the center of the hole and secured with a minimum of two (2) sacks of sackcrete. The concrete mix shall be hand tamped as necessary.
- The signs shall be installed so that the bottom of each sign shall be at least four (4) feet above the ground at the base of the signpost or above an adjacent travelway. All signposts shall be installed 24 inches from the travelway.
- The hardware used to attach the signs to the signposts shall be the same as that currently used by the city.
- Signs shall be positioned facing perpendicular to the parking stall

VAN ACCESSIBLE HANDICAP SIGN INSTALLATION DETAIL

MITCHELL
MORGAN

T.979.260.6963
F.979.260.3564

3204 EARL RUDDER FWY S
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS

www.mitchellandmorgan.com

VERONICA J.B. MORGAN
77889
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

APRIL, 2015
Designed by: VUMB
Drawn By: KB, JUJ
Checked By: VUMB

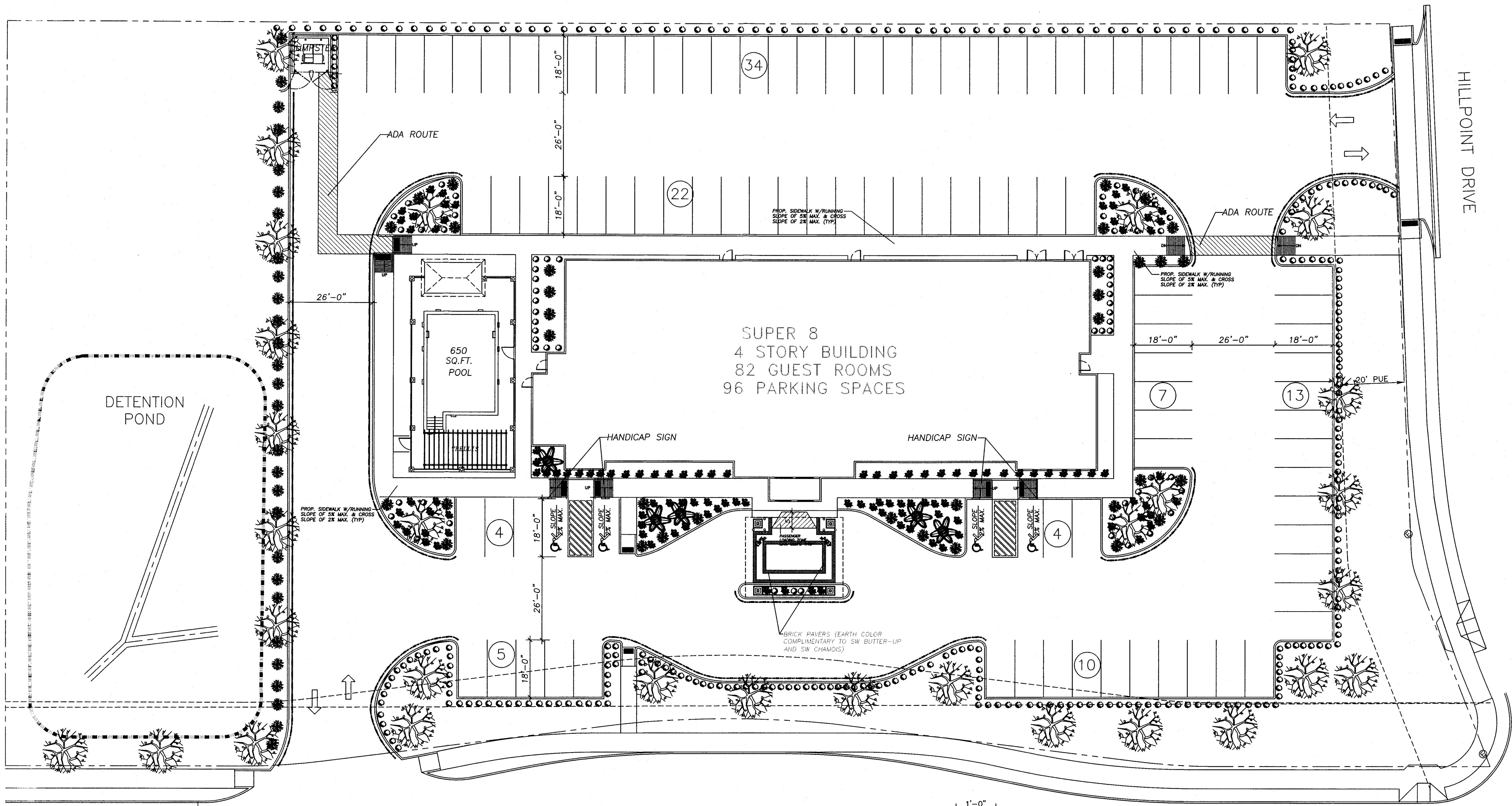
City of Bryan

Revisions

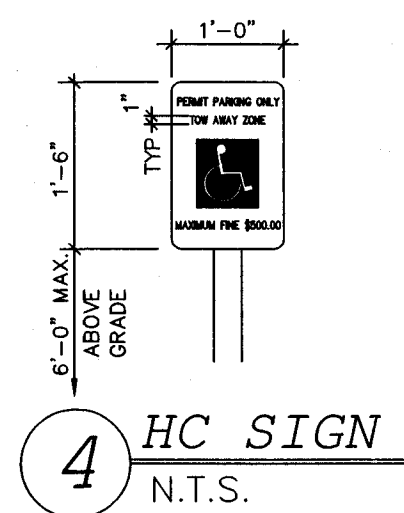
SUPER 8 - SITE PLAN

Highpoint Drive
Bryan, Texas

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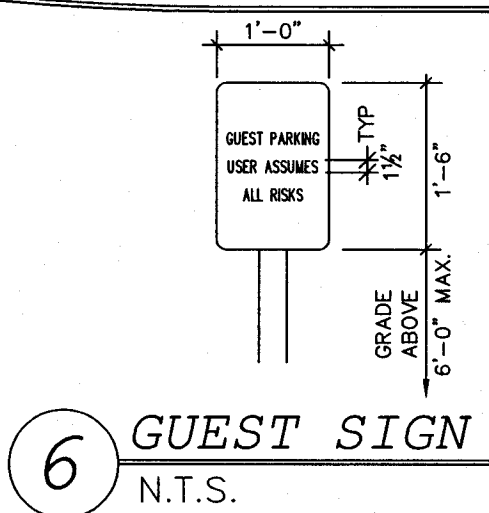
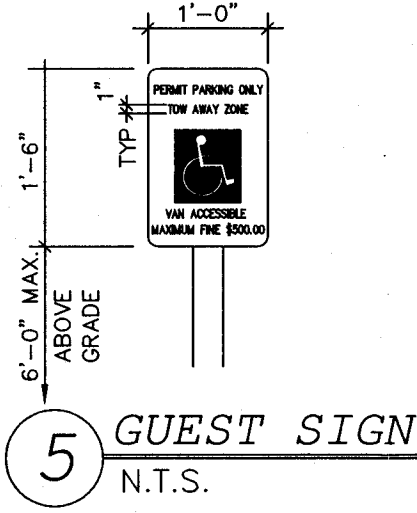


1 SITE PLAN
SCALE: 1"=20'



ALL SIGNS SHALL BE MINIMUM OF 18 GA. STEEL WITH BAKED ON ENAMEL FINISH. PROVIDE WITH PRE-PUNCHED MOUNTING HOLES.

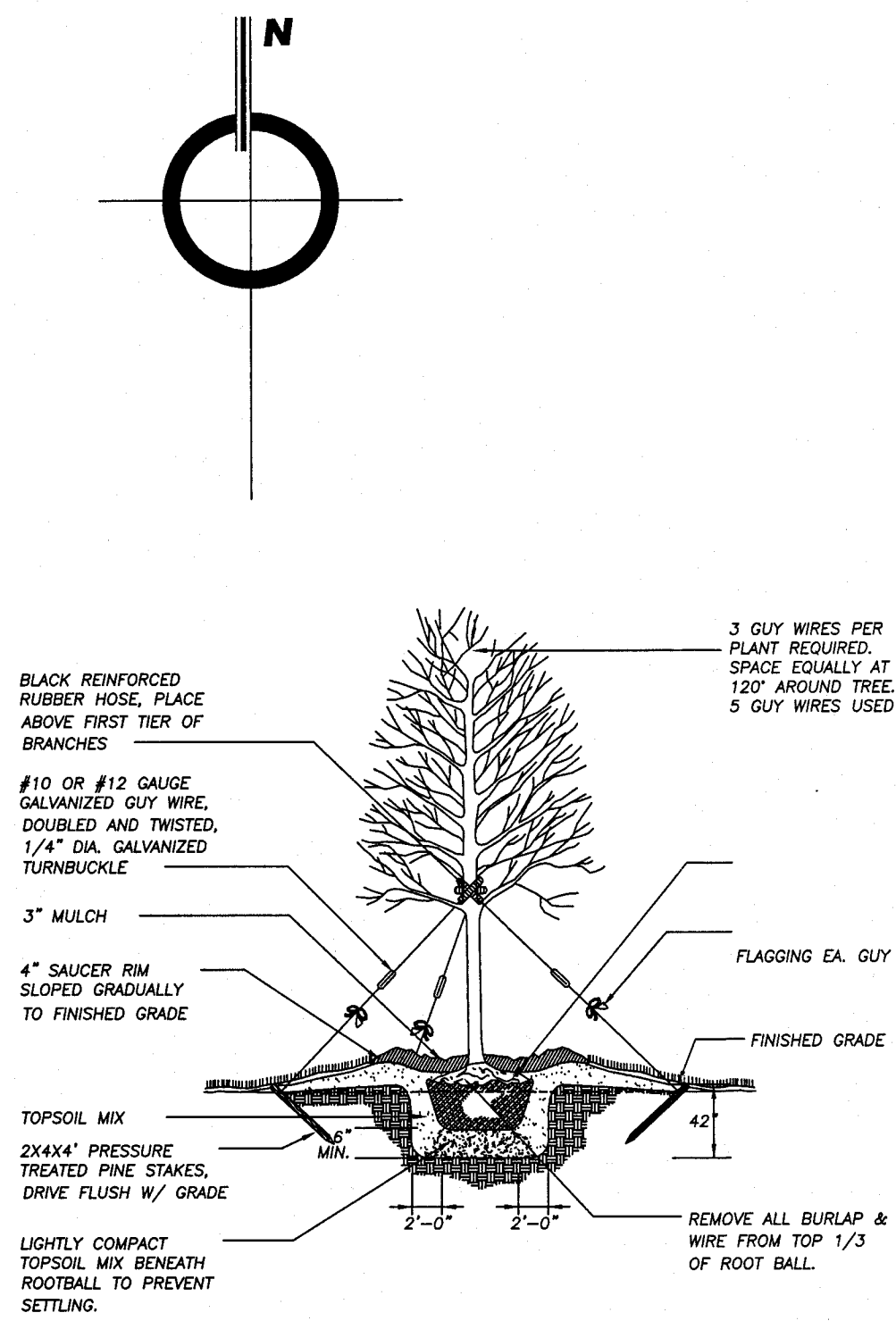
POSTS: 2"x2" STEEL TUBE PAINTED BLUE.



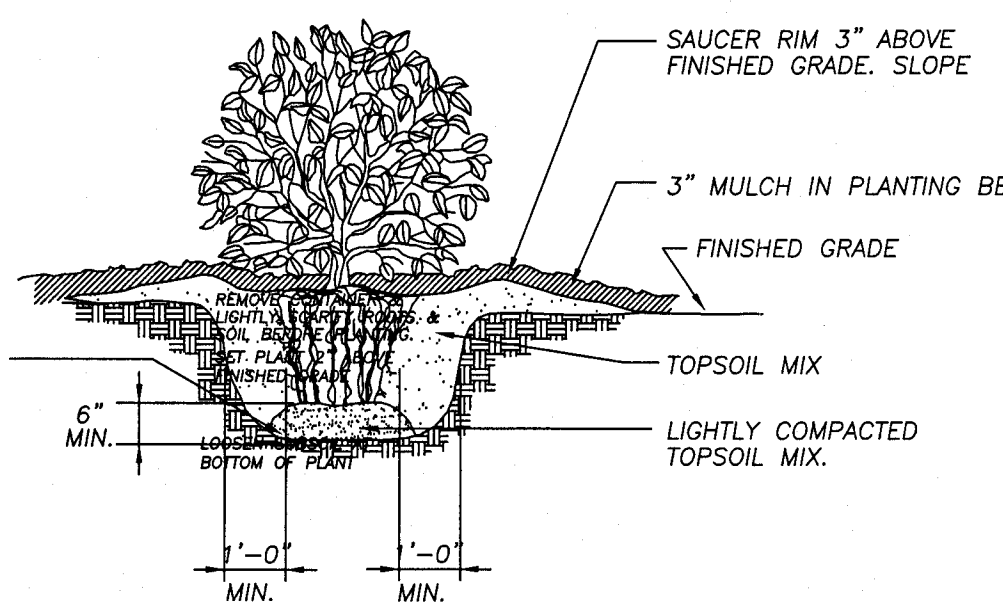
PROJECT INFORMATION:	
LAND AREA	100,315 SQ. FT. 2.30 ACRES
BLDG. FOOTPRINT (1st. FLOOR AREA)	11,168 SQ. FT.
CANOPY	758 SQ. FT.
SECOND FLOOR AREA	10,990 SQ. FT.
THIRD FLOOR AREA	10,990 SQ. FT.
FOURTH FLOOR AREA	10,990 SQ. FT.
# OF TREES	31
# OF SHRUBS	454
# OF ROOMS	82
# OF PARKING SPACES	96

LANDSCAPE PLANT SCHEDULE						
	SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	REMARKS
TREE		QV	31	QUERCUS VIRGINIANA	LIVE OAK	2" CAL. STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 12'-14' HT. X 7'-8' SPREAD
SHRUB		DB	67	DIETES BICOLOR	BICOLOR IRIS	18" HT.; 12" SPREAD FULL POT: 2'6" O.C.
		LJ	287	WAX LEAF LIGUSTRUM	LAGUSTRUM JAPONICUM	10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" o.c.
PALMS			5	PHOENIX CANARIENSIS	CANARY ISLAND DATE	3 FEET HIGH
GROUND CVR.			FULL	ATENDTAPHRUM SECUNDATUM	SAINT AUGUSTINE	
		AJ	100	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	

LANDSCAPE CALCULATIONS		
LAND AREA	100,315 SQ. FT. 2.30 ACRES	
IMPERVIOUS AREA	65,250 SQ. FT.	65%



2 TREE PLANTING DETAIL
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.

GENERAL NOTES

- ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
- GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
- ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
- LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
- IRRIGATION SPRINKLER @ ALL LANDSCAPING WITH AUTOMATIC TIMER.
- AUTOMATIC SPRINKLER SYSTEM IS ELECTRONICALLY SUPERVISED AND PROVIDED W/ ALL SUPERVISORY FEATURES AS REQUIRED BY SECT. 903.2.7 GROUP R
- MANUAL FIRE ALARM SYSTEM AND MANUAL PULLS ARE PROVIDED. MANUAL PULLS ARE REQUIRED BY FRANCHISEE NOT THE CODE. ALARM SYSTEM AND PULLS TO BE INSTALLED. LOCAL SMOKE DETECTION TO BE PROVIDED IN EACH UNIT PER SECTION 903.2.8 GROUP R1.
- DETECTABLE WARNINGS:
DETECTABLE WARNINGS ON WALKING SURFACES
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 (23MM), A HEIGHT OF NOMINAL 0.2 IN. (5MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
- CURB RAMP SURFACES AT PUBLIC RIGHT OF WAY NEXT TO DRIVEWAY SHALL HAVE TRUNCATED DOMES AS PER SECTION 4.29.2
- ALL GROUND EQUIPMENT SUCH AS GAS, WATER OR ELECTRICAL METERS OR BOXES, HVAC UNITS, LP TANKS, ETC. TO BE SCREENED BY LANDSCAPE.

D.R.
ASSOCIATES
ARCHITECTS

800 W. SAN HOUSTON PKWY S.
SUITE 123
HOUSTON, TX 77042
PH (713) 266-3304 FAX (713) 266-3305
EMAIL: info@drassoc.com

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY THOMAS D. JARRELL,
P.E. 6633 ON April 3, 2015

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OF D.R. ASSOCIATES.

REVISIONS

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SUPER 8

BRYAN, TX

LANDSCAPE
SITE
PLAN

SHEET TITLE

1" = 20'-0"
SCALE

6018
PROJECT NUMBER

4/3/2015
DATE

C03.0
SHEET NUMBER